

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
DISPOSITION OF PARCEL RR-3
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Benjamin S. Fishstein has submitted a satisfactory proposal for the development of rental housing on Parcel RR-3;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Benjamin S. Fishstein be and hereby is finally designated as Redeveloper of Disposition Parcel RR-3 in the South End Urban Renewal Area.
2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Benjamin S. Fishstein possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel RR-3 to Benjamin S. Fishstein, said documents to be in the Authority's usual form.

5. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

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MEMORANDUM

SEPTEMBER 3, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: JOHN D. WARNER, DIRECTOR
SUBJECT: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL RR-3
SOUTH END PROJECT NO. MASS. R-56

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SUMMARY: This memorandum requests that the Authority finally designate Benjamin S. Fishstein as the Redeveloper of Parcel RR-3 in the South End Urban Renewal Area, and authorize conveyance of Parcel RR-3 to Benjamin S. Fishstein.

At its meeting of July 23, 1970, the Board of the Authority voted to tentatively designate Benjamin S. Fishstein as the Redeveloper of Parcel RR-3 in the South End Urban Renewal Area, consisting of 2,100 square feet of vacant land immediately adjacent to an existing building presently owned by the Redeveloper.

The development proposal calls for new construction on Parcel RR-3, combined with the rehabilitation of the existing adjacent building. Ultimately, one inter-connected structure containing a total of ten dwelling units will be developed.

Since the time of the Tentative Designation, Mr. Fishstein has completed Final Working Drawings and Specifications, made firm arrangements for the financing of the development, and obtained a commitment for the leasing of two units from the Boston Housing Authority.

A closing for this development is anticipated shortly, with construction of the ten units to commence immediately thereafter.

I therefore recommend that the Authority finally designate Benjamin S. Fishstein as the Redeveloper of Parcel RR-3 in the South End, and authorize the conveyance of this parcel to Mr. Fishstein.

An appropriate Resolution is attached.

Resolution